

## PLAN COMMISSION

**AUGUST 21, 2007 7:30PM**

**MEMBERS PRESENT:** Larry Bower, Lynne Wells, Glenn Tebbe, Roy Middendorf, Dan Manus, Gary Herbert.

Larry opened the meeting. The minutes were mailed to the members before the meeting. The minutes were approved as written.

Andy Royalty, representing Kocolene Oil addressed the board with the update on the drainage problem. The retention pond has been complete and gutters on the building. Steve Taylor, city attorney, informed the board that Mr. Royalty answered the letter within 48 hours of it being mailed. Mark Rape, engineer for the city, addressed the board about the drainage. He also said there is a curb not completed but the water should pond in the parking lot. Kathy Reynolds, Plan Director, also informed the board that the storm sewers have been cleaned and the state found a manhole that had been paved over. Jeff Smith also addressed the board; he is waiting on the state (INDOT – Indiana Department of Transportation) to tell him if the manhole is the city or INDOT's responsibility. Jeff also informed the board that two outlets on Main Street were broken and the pipe was broken. He has fixed with a smaller pipe into the larger pipe and the state will fix with the larger pipe. Don Wickens, attorney for Mark Jackson, addressed the board and thought the pond was higher than the property and did not see how the water will get to the pond. Marc Rape explained the building of the pond and how the water from the property would drain. Glenn asked Mr. Wickens if Mr. Jackson's concerns were addressed. Mr. Wickens he is still questioning the drainage on the west side of the property. They will have to wait until it rains to see if Main Street will hold the water off of Mr. Jackson's property. Board members made concerns that the curb will be finished and the silt fence cleaned up. Mr. Royalty asked the board to give him a checklist and he would make sure it was completed. The list consist of curbs have to be completed; silt fence has been cleaned up. Report back by September 18. Roy suggested that some of the board members go out and inspect it.

A group of citizens from the Country Club Estates Subdivision had some concerns about the homes being built in Winchester Park Subdivision. Steve Doerflinger addressed the board and said that in the meeting the developer said the homes were going to be built on crawl spaces or basements, and they have discovered that some of the homes will be built on slabs. The residences of Country Club are requesting that these homes be built on the crawl space or basements and that they be all brick no vinyl. Kathy read from the final version of the covenants and said she has called Mr. Kremer the developer and informed him. She also informed the group that until the Homeowners Association takes over the developer Mr. Kremer will do the enforcing of the covenants that the city does not enforce the covenants. Steve Taylor asked Drew Barth, engineer for Winchester Park, to contact Mr. Kremer with the concerns.

Roy asked how the demolition of the Johnson building was progressing. Steve said he should get the study this week and hopefully get some reimbursement from the state.

Roy made a motion to adjourn. Lynne seconded. Meeting adjourned at 8:35pm.

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President

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Secretary